

# 1/2 Meehan Road, Rokeby, Tas 7019



## Unit For Sale

Tuesday, 16 January 2024

1/2 Meehan Road, Rokeby, Tas 7019

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 160 m2**

**Type: Unit**



Ben Vance

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## Offers Over \$ 625,000

Constructed in 2016 with functional design and quality finishes that are synonymous with Lyden Builders and this project is 'no exception' to that rule. Designed to accommodate a range of needs this generous two-level townhouse, with a substantial 434m<sup>2</sup> allotment, will appeal to the broader market looking for modern comforts in a convenient and sunny location. For those downsizing the upstairs area is well catered for ensuring that you will rarely have to venture downstairs. A neutral interior explodes with style, the kitchen comprises quality appliances and a large pantry, the spacious living zone incorporates functional features such as a study nook and power room. The living area extends effortlessly to outside via a timber deck that enjoys a sunny aspect and is a great place to relax with friends and entertain. Space and style continue in the master bedroom with a custom Oak vanity top in the ensuite and a walk-in-robe. For those with a family the downstairs area offers both space and privacy, two bedrooms both with built-in's, a generous family bathroom and separate WC. Internal access is available from the garage and this space has been well utilised to include the laundry. The outside provides a private sanctuary for kids to play around on a great lawned area surrounded by mature landscaped gardens. This location in the new homes area of Glebe Hill provides is full of convenience, you can walk to the local shopping village to complete your weekly shopping, meet friends for lunch or grab a coffee and more. You can also access great local schooling, beaches, parks and the CBD is just a short driveway with a couple of options available to get there. Council Rates: \$1900 per annum (approx.) Water Rates: \$1,000.00 per annum (approx.) Rental Estimate: \$550.00 - \$570.00 per week (approx.) Disclaimer: Every effort has been made to ensure the accuracy of the information contained here in. While there is no reason to doubt it's accuracy, guarantee can not be assured. The content is intended as advice and such as can not be taken as absolute fact. Accordingly all interested parties should make their own enquiries to verify this information.